

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 02-03-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-2
ITEM DESCRIPTION: General Development Plan #197 by GP Development Inc. to be known as <i>Fieldstone</i> . The Plan incorporates approximately 146 acres of land to be developed with single family detached dwellings. The plan shows the property being served by both private and public roadways and does provide an area for a public park. The property is located along the west side of 18 th Avenue SW, north of the Hart Farm Subdivision and south of Institute Hills.		PREPARED BY: Mitzi A. Baker, Senior Planner

January 22, 2003

NOTE: Applicant's GDP report sent separately to Council.
BS

** A REVISED GDP was submitted to the Planning Department on January 23, 2003 to address revisions previously recommended by staff (condition #1) .

At the time the original GDP was submitted and reviewed by staff, staff contacted the consultant to note a concern with the GDP's failure to provide access to an "exception" parcel located in the southeast portion of the property. Upon further consideration Planning recommends that the GDP should be revised to identify public road access to the "exception" parcel. The current roadway alignment results in a residual sliver of land located between the public road and the "exception" parcel. Additionally, the residual parcel does not appear to meet minimum standards for a single family lot. The GDP should be designed to allow for orderly growth and development, and to permit future subdivision of adjacent parcels.

Based on the above, and additional comments submitted by referral agencies, staff recommends modifications to the conditions as shown. Text to be deleted is shown as ~~strike through~~, text to be added is underlined.

City Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission held a public hearing on this item on January 8, 2003. The Commission recommended approval 7-0, with Ohly abstaining, subject to staff recommended findings and conditions. The following are staff recommended conditions or modifications:

A REVISED General Development Plan shall be filed with the Planning Department, including the following revisions/modifications:

- a) ~~identify the proposed stormwater pond in the NW portion of the property~~
- b) ~~clarify the ownership of the future private open space by labeling it as "Private Open Space"~~
- c) ~~show private roads @ 28' width~~
- d) provide public road access to the exception parcels located north of the existing pond, in the southeast portion of the Development; and to eliminate the residual parcel located between the roadway and "exception" parcel by incorporating a portion of it into the adjacent single family parcel or by realigning the roadway such that it is eliminated entirely.
- e) ~~minimize the number of cul-de-sac roads by eliminating at least two cul-de-sacs~~
- f) ~~provide an additional mid-bloc connection between the two cul-de-sac's located east of the open space and north of the east/west roadway connecting to 18th Ave. SW, OR connect the two cul-de-sacs to provide a through public road~~
- g) ~~the throat length of any cul-de-sac shall be a minimum of 50 feet in length.~~

2. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to; substandard street reconstruction charges and Transportation Improvement District charges, stormwater management, park dedication, pedestrian facilities, right-of-way dedication, dedication of controlled access, access and extension of utilities for adjacent properties, phasing of development and contributions for public infrastructure.

3. Stormwater management must be provided for this development. A significant portion of this property drains to lands that are not yet within the City corporate limits. On-site stormwater detention will be required for any areas of this development that would otherwise drain to Township lands. A voluntary Stormwater Management Fee will apply to all areas of this proposed development that do not drain to the proposed detention facilities, and are allowed to participate in the City's Storm Water Management Plan.

COUNCIL ACTION: Motion by: _____ Second by: _____ to:

4. *At the time of platting, controlled access will be required along the entire frontage of 18th Ave. SW, with the exception of approved new public road accesses. Right turn and by-pass lanes will be required in the 18th Ave. right-of-way at the public road intersections. In addition, controlled access is required along the entire frontages of the public roadways abutting the portion of the development that is intended to be served with a private road system, with the exception of any approved private road access locations. Additional right-of-way will need to be dedicated at the time of platting to provide an estimated 50 feet from centerline, plus an additional 12 foot wide easement or right-of-way for pedestrian facilities. Dedication of additional right-of-way within the development may be required to accommodate traffic calming measures.*
5. *Pedestrian facilities are required along both sides of all new public roads, including the frontages abutting any publicly dedicated Outlots. In addition, a 10' wide bituminous path is required along the west right-of-way of 18th Ave. SW. Mid-block pedestrian connections must also be provided by the developer.*
6. *Parkland dedication shall be met via a combination of land and cash, per the December 27, 2002 memorandum from Rochester Park and Recreation.*
7. *Because on and off site public facilities are currently inadequate to handle the proposed development, the development must be phased-in in a manner consistent with the City's planned infrastructure improvements. Specifically, gravity sanitary sewer is not available to serve the entire property. Further, no other arrangements have been made to ensure that adequate utilities will be available to serve this entire development. Except for Phase I, no development will occur and no further development permit will be issued until the Council determines public facilities are adequate to accommodate this development.*

Council Action Needed:

1. *If the Council wishes to approve the General Development Plan it should instruct the City Attorney to prepare a resolution, with findings, for Council approval.*

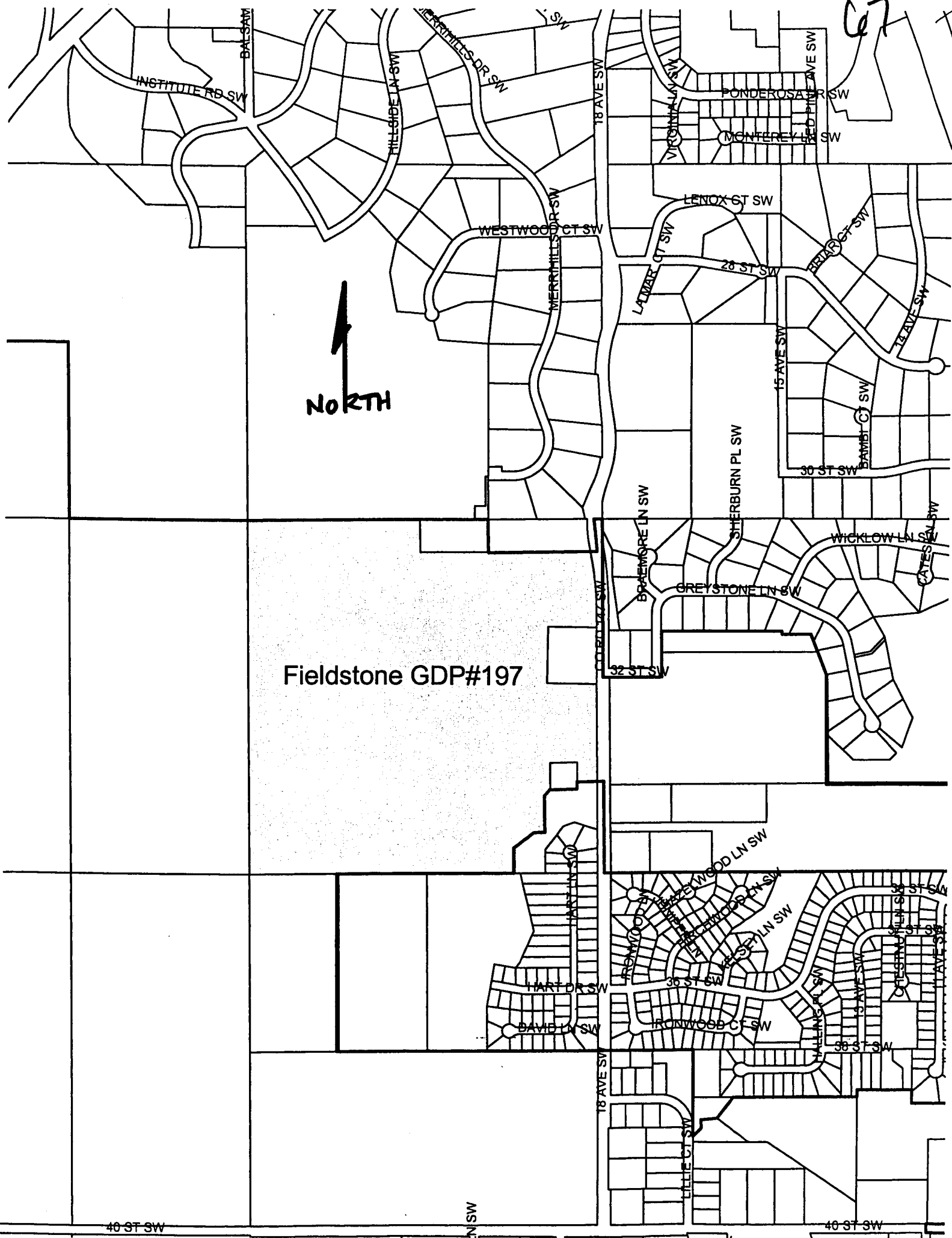
Distribution:

1. City Clerk
2. City Administrator
3. City Attorney
4. Planning Department File
5. Planning Department, GIS Division
6. McGhie & Betts, Inc.
7. Applicant: This item will be considered some time after 7:00 p.m. on Monday February 3, 2003 in the Council / Board Chambers in the Government Center at 151 4th Street SE.

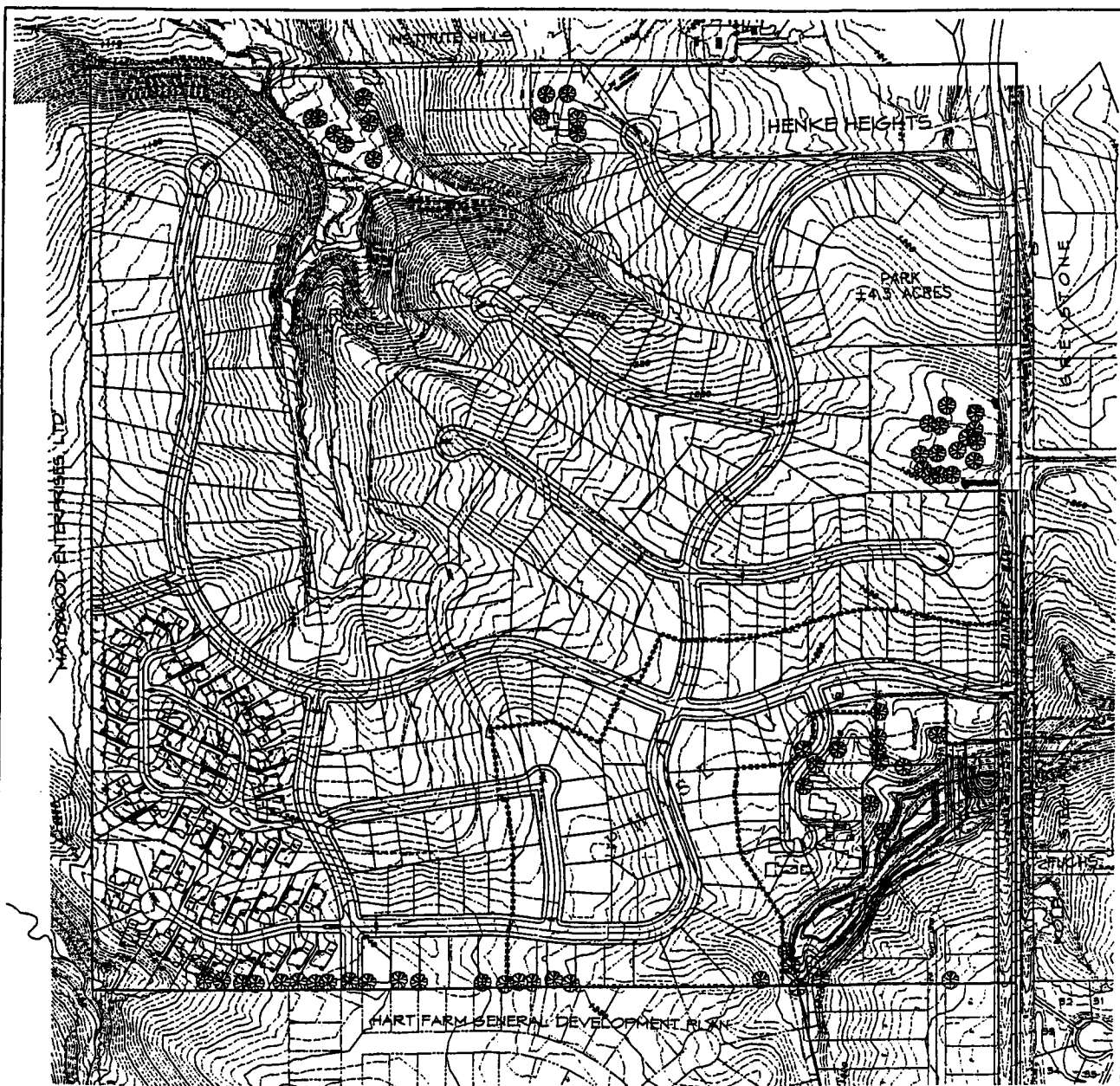
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Fieldstone GDP#197



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219 SINGLE FAMILY UNITS
51 PATIO HOMES
270 TOTAL UNITS



Symbol	Description
[Symbol]	Proposed Road
[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Utility Line
[Symbol]	Proposed Fencing



Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Pool
[Symbol]	Proposed Deck
[Symbol]	Proposed Patio
[Symbol]	Proposed Garden

FIELDSTONE
GENERAL DEVELOPMENT PLAN

REVISED

RECEIVED	JAN 23 2003
	DR. J. M. MASTEN

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

- ~~6. The Owner should limit the number of cul-de-sacs to six (6).~~
- ~~7. It would be beneficial to continue the mid-block path connections.~~
8. Easements for the extension of off site utilities, and for the construction of off site stormwater detention facilities will be required prior to Final Plat submittal.
9. Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads abutting this property including the frontages abutting any publicly dedicated Outlots. In addition, a 10 foot wide bituminous path is required along the west ROW of 18th Ave SW, as well as, dedication of a Pedestrian Facilities Easement for the required pedestrian path. Furthermore, the developer is obligated to construct any required mid-block pedestrian connections.
10. Specific routing of sanitary sewer and water lines will be reviewed further during the platting stages (Note: Gravity sanitary sewer is not available to serve the entire property).
11. Execution of a City-Owner Contract will be required prior to construction of public infrastructure.
12. Dedication of additional right-of-way may be required to accommodate the construction of traffic calming measures within this development.
13. Ownership and maintenance of the open space areas shall be addressed prior to Final Plat submittal.
- ~~14. The throat length of any cul-de-sacs, shall be a minimum of 50 feet in length.~~

The following charges/fees are applicable for the development of the property (rates are valid through 7/31/03, and subject to annual review and change):

- ❖ Sanitary Sewer Availability Charge (SAC) @ \$2,787.69 per developable acre
- ❖ Water Availability Charge (WAC) @ \$1,790.25 per developable acre.
- ❖ Willow Creek TID#2 (J9846) @ \$2007.14 per gross acre .
- ❖ Storm Water Management - TBD
- ❖ Traffic Signs as determined by the City of Rochester Traffic Division.

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX - 507-281-6216

FROM: Mark E. Baker

DATE: 12/27/02 COMMENTS ON REVISED APPLICATION 1/30/03

The Department of Public Works has reviewed the **REVISED** application for General Development Plan #197, for the proposed Fieldstone (fka Flagstone) development. The following are Public Works comments on this request from 12/27/02. New comments are shown with **BOLD** while comments that have been addressed, and/or are no longer applicable are shown with ~~STRIKETHROUGH~~:

1. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges & Transportation Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, dedication of controlled access, utility extension, phasing of development, and contributions for public infrastructure.
2. Storm Water Management must be provided for this development. A significant portion of this property drains to lands that are not yet within the City corporate limits. On-site stormwater detention will be required for any areas of this development that would otherwise drain to Township lands. A voluntary Stormwater Management Fee will apply to all areas of this proposed development that do not drain to the proposed detention facility, and are allowed to participate in the City's Storm Water Management Plan (SWMP).
3. Controlled access will be required along the entire frontage of 18th Ave SW, with the exception of the approved new public road accesses. In addition, controlled access is required along the entire frontages of the public roadways abutting the portion of the development that is intended to be served with a private road system, with the exception of any approved private road access locations.
4. There are trip limitations based on initial single accesses that will require phased development of this Property.
5. The Developer shall dedicate the necessary ROW for 18th Ave SW (estimated 50 feet from C/L + **slope easements as may be required by Olmsted County**), plus a 12 foot wide easement for pedestrian facilities lying adjacent to the ROW.



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: January 29, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: General Development Plan #197 Revised
Flagstone

With regard to the above noted Revised General Development Plan, the fire department has the following requirements:

1. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
2. Cul-de-sacs less than 96 feet in diameter shall be marked "No Parking" around the cul-de-sac. The cul-de-sac on the southwest corner of the property is shown less than 96 feet in diameter. This cul-de-sac shall be marked "No Parking".

c: Donn Richardson, RPU, Water Division

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted

www.olmstedcounty.com/planning



TO: City Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner

DATE: January 2, 2003

RE: General Development Plan #197 by GP Development Inc. to be known as Flagstone (to be re-named Fieldstone). The Plan incorporates approximately 146 acres of land to be developed with single family detached dwellings. The plan shows the property being served by both private and public roadways and does provide an area for a public park. The property is located along the west side of 18th Avenue SW, north of the Hart Farm Subdivision and south of Institute Hills.

Planning Department Review:

Applicant/Owner:	GP Development, Inc. 3015 18 th Ave SW Rochester, MN 55902
Consultants:	McGhie & Betts, Inc. 1648 Third Ave. SE Rochester, MN 55904
Size and Location:	This GDP includes approximately 146 acres of land located north of Hart Lane SW, south of Institute Hills and west of 18 th Ave. SW.
Existing Land Use:	The site is presently undeveloped and has been the site of a farm and farmstead.
Proposed Use:	This GDP proposes approximately 267 single family homes. Most would be served by public roadways, private roadways would serve "patio homes" in the southwest corner of the property. Public parkland and private open space are also planned.
Land Use Plan:	The Rochester Urban Service Area Land Use Plan



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designates this property as suitable for "low density residential uses.

Zoning:

Upon annexation, the property will be zoned R-1 (Mixed Single Family Residential).

Streets:

This Plan proposes public roadways through most of the development, and includes numerous cul-de-sacs. The southwest corner of the property is proposed to be served with private roadways.

Sidewalks:

Sidewalk will be required on both sides of all new public roadways. A pedestrian path is also required along the west side of 18th Ave NW.

Drainage:

The General Development Plan identifies existing topography. Much of the property drains to the north/northwest. A portion of the property drains to the south. An existing pond, located to the south of the south access to 18th Ave. is proposed to be used for part of this development. Storm sewer is proposed to be installed throughout the development. Another detention pond is proposed in the northwest corner of the site, but is not shown on the GDP.

Detailed grading and drainage plans will be required when the property is platted or developed.

Wetlands:

According to the Soil Survey, no hydric soils exist on this property. The property owner is, however, responsible for identifying wetlands.

Public Utilities:

Utilities will be extended from their present ends. Sanitary sewer is in the southeast corner of the property.

Parkland Dedication:

Parkland dedication requirements for this development need to be satisfied via a combination of land and cash. Land dedication should include the 4.3 acre park site shown on the GDP.

Referral Comments:

1. Rochester Public Works
2. Rochester Park & Recreation
3. Olmsted County Public Works
4. RPU Water Division
5. Wetlands LGU
6. Qwest
7. MnDOT

Report Attachments:

1. Proposed General Development Plan
2. Referral Comments

Staff Suggested Findings and Recommendation:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan. Staff suggested findings are in ***bold italics*** print.

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

The Rochester Urban Service Area Land Use Plan identifies this property for "low density residential "uses. This GDP proposes a low density residential development.

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

Proposed lot sized, and density appear consistent with the land use designation. Revisions to access and circulation patters should be considered, including: developing private roadways in the southwest corner of the property as 28' wide roads to permit on-street parking; and minimizing the number of cul-de-sacs. This Plan does identify public road access to the adjacent parcel to the west. Utilities will also need to be provided to the abutting properties.

At the time of platting, controlled access will be required along the entire frontage of 18th Ave. SW, except where public roads are identified.

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

The only mix of housing proposed within this development is to construct "patio homes" on private roadways in the southwest corner of the development. The majority of the property would accommodate single family homes on public roadways.

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

Additional right-of-way will need to be dedicated for 18th Ave. SW, with additional right-of-way or easements to be dedicated for pedestrian facilities. Right-turn and by-pass lanes will be required within the 18th Ave. right-of-way at the public streets. It does not appear as though this development is impacted by Official Street Maps or other planned road improvements.

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Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

Additional right-of-way will need to be dedicated for 18th Ave. SW, with additional right-of-way or easements to be dedicated for pedestrian facilities. Right-turn and by-pass lanes will be required within the 18th Ave. right-of-way at the public streets. It does not appear as though this development is impacted by Official Street Maps or other planned road improvements.

Proposed lot sized, and density appear consistent with the land use designation. Revisions to access and circulation patters should be considered, including: developing private roadways in the southwest corner of the property as 28' wide roads to permit on-street parking; and minimizing the number of cul-de-sacs. This Plan does identify public road access to the adjacent parcel to the west. Utilities will also need to be provided to the abutting properties.

This development will need to be phased to comply with Section 64.127.

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

Watermain will need to be extended from the east side of 18th Ave. SW and will need to be looped through the development. Sanitary sewer is available at the southeast corner of the property. Utilities will need to be extended to serve adjacent properties. Stormwater pipe is proposed to be installed throughout the development to collect surface water and direct it to stormwater ponds. One pond

exists in the southeast corner of the development. Another pond is proposed in the northwest portion of the property. The Plan will need to be revised to identify the future location of this pond.

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

Sidewalk will be required on both sides of all new public roadways. A pedestrian path will be required along the west side of 18th Ave. SW, and mid-block connections will also need to be constructed by the developer.

A 4.3 acre public park is planned in the northeast corner of the site. Parkland dedication for this development will need to be met via a combination of land and cash.

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

Stormwater pipe is proposed to be installed throughout the development to collect surface water and direct it to stormwater ponds. One pond exists in the southeast corner of the development. Another pond is proposed in the northwest portion of the property. The Plan will need to be revised to identify the future location of this pond.

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

Proposed lot sized, and density appear consistent with the land use designation. Revisions to access and circulation patterns should be considered, including: developing private roadways in the southwest corner of the property as 28' wide roads to permit on-street parking and minimizing the number of cul-de-sacs. This Plan does identify public road access to the adjacent parcel to the west. Utilities will also need to be provided to the abutting properties.

Recommendation:

Staff recommends approval subject to the following conditions and/or modifications:

1. ***A REVISED General Development Plan shall be filed with the Planning Department, including the following revisions/modifications:***
 - a) ***identify the proposed stormwater pond in the NW portion of the property***

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- b) *clarify the ownership of the future private open space by labeling it as " Private Open Space"*
 - c) *show private roads @ 28' width*
 - d) *provide access to exception parcels*
 - e) *minimize the number of cul-de-sac roads by eliminating at least two cul-de-sacs*
 - f) *provide an additional mid-bloc connection between the two cul-de-sac's located east of the open space and north of the east/west roadway connecting to 18th Ave. SW, OR connect the two cul-de-sacs to provide a through public road*
 - g) *the throat length of any cul-de-sac shall be a minimum of 50 feet in length.*
- 2. *Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to; substandard street reconstruction charges and Transportation Improvement District charges, stormwater management, park dedication, pedestrian facilities, right-of-way dedication, dedication of controlled access, access and extension of utilities for adjacent properties, phasing of development and contributions for public infrastructure.*
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- 6. *Parkland dedication shall be met via a combination of land and cash, per the December 27, 2002 memorandum from Rochester Park and Recreation.*

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX - 507-281-6216

FROM: Mark E. Baker

DATE: 12/27/02

The Department of Public Works has reviewed the application for General Development Plan #197, for the proposed Flagstone development. The following are Public Works comments on this request:

1. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges & Transportation Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, dedication of controlled access, utility extension, phasing of development, and contributions for public infrastructure.
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— Minnesota —

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2122 Campus Drive SE
Rochester, MN 55904

19
DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

6. The Owner should limit the number of cul-de-sacs to six (6).
7. It would be beneficial to continue the mid-block path connections.
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14. The throat length of any cul-de-sacs, shall be a minimum of 50 feet in length.

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- ❖ Storm Water Management - TBD
- ❖ Traffic Signs as determined by the City of Rochester Traffic Division.



ROCHESTER PARK AND RECREATION DEPARTMENT

December 27, 2002

TO: Jennifer Garness
Planning

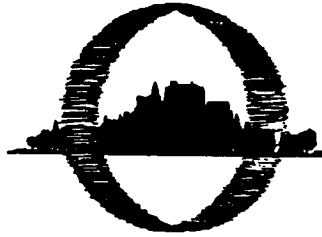
RE: Flagstone General Development Plan #197

The development will have a parkland dedication requirement of ± 6.0 acres. The Park Department recommends that the dedication be in the form of a combination of land and cash in lieu of land.

The 4.3 acre park site will qualify as meeting partial dedication requirement once the site is graded to meet dedication standards.

The ownership and intent of the configuration of the outlot in the NW portion of the development is unclear.

201 FOURTH STREET SE
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ROCHESTER MINNESOTA 55904-3769
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FAX 507-281-6165
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COUNTY OF
Olmsted

81 ✓
PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

December 18, 2002

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the General Development Plan #197 and has the following comment:

- ***Access control will be required along Co Rd 147 (18th Ave NW).***
- ***Right turn lane and by-pass lane will be required at public streets.***
- ***Access to residence at Henke Heights shall be moved from Co Rd 147 to Flagstone interior street.***

Sincerely,

Michael Sheehan
County Engineer

MTS/ss



T:\PWDATA\ENG\INDOC\PLANZONE.DOC

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER



December 19, 2002

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: General Development Plan #197 by GP Development, Inc. to be known as Flagstone.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. The property may be subject to the water availability fee, connection fees or assessments. The Land Development Manager (507-281-6198) at the Public Works Department determines the applicability of these fees.
2. This property is within the Southwest High Level Water System area, which is available on the east side of 18th Ave. SW.
3. Static water pressures within this area will range from 50 PSI to 80 PSI depending on final elevations.
4. The water main in the cul-de-sac streets must be looped and water mains must be extended to adjacent properties per our requirements.
5. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,



Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Gale Mount, Building & Safety
McGhie & Betts, Inc.
GP Development, Inc.

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: GDP #197 by GP Development Inc.

- ☒ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

The property owner is responsible for identifying wetlands.

ROCHESTER-OLMSTED PLANNING DEPARTMENT
2122 CAMPUS DRIVE SE - SUITE 100
ROCHESTER, MN 55904
PHONE (507) 285-8232
FAX (507) 287-2275

Date: December 12, 2002
To: Agencies Indicated Below
From: Jennifer Garness, Planning Department
Subject: General Development Plan #197 by GP Development Inc. to be known as Flagstone. The Plan incorporates approximately 146 acres of land to be developed with single family detached dwellings. The plan shows the property being served by both private and public roadways and does provide an area for a public park. The property is located along the west side of 18th Avenue SW, north of the Hart Farm Subdivision and south of Institute Hills.

This application is scheduled for consideration by the City Planning and Zoning Commission on January 8, 2003, in the Council/Board Chambers of the Government Center, 151 4th Street SE. In order for the Planning Department to prepare a thorough review of this application, we would appreciate receiving your comments by December 27, 2002. You may also appear at the meeting if you so desire. Your cooperation and assistance is greatly appreciated. *If you have comments, in addition to forwarding them to the Planning Department, please send a copy to:*

GP Development, Inc.
3015 18th Avenue SW
Rochester, MN 55902
(507) 282-5985

McGhie & Betts, Inc.
1648 Third Avenue SE
Rochester, MN 55904
(507) 289-3919

<u>City Agencies</u>	<u>County Agencies</u>	<u>Other Agencies</u>
1. Public Works Richard Freese	14. Health Department Rich Peter	18. School Board Jeff Kappers
2. Fire Department Lyle Felsch	15. Public Works	19. Aquila Neal Clausen
3. Crime Prevention Darrel Hildebrandt, Gov. Center	16. GIS Division Randy Growden	20. Aquila Rory Lenton
4. Crime Prevention Steve Woslager	17. Environmental Resource Services	21. Qwest Julie Schletty
5. RPU Operations Division Mike Engle	<i>Qwest will request 10' utility easement Val McBee 285-3634</i>	22. Charter Communications
6. RPU Water Division Donn Richardson		23. MN DOT Dale Maul
7. Park & Recreation Denny Stolz		24. Post Office Supervisor
8. Building Safety Ron Boose		25. MN DNR Bob Bezek
9. City Attorney Dave Goslee		26. SWCD
10. Downtown Dev. Dist. Doug Knott		27. Peoples Coop Rick Wellik
11. City Administration Terry Spaeth		28. Peoples Coop Sandy Sturgis
12. Transportation Planner Charlie Reiter		29. CUDE, Design Review Committee Christine Schultze
13. John Harford, Planning Dept.		30. Susan Waughtal Neighborhood Organizer



Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

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December 23, 2002

Jennifer Garness
Rochester-Olmsted Planning Department
2122 Campus Drive SE – Suite 100
Rochester, MN 55904

RE: General Development Plan #197 by GP Development Inc. to be known as Flagstone. The Plan incorporates appr 146 acres of land to be developed with single family detached dwellings. The property is located along the west side of 18th Avenue SW.

General Development Plan #196 by Bamber Valley Development to be known as Bamber Valley Estates. The Plat incorporates appr 59.13 acres of land to be developed with single family detached dwellings. The property is located along the north side of Salem Road SE.


Dear Ms. Garness:

Thank you for the opportunity to review the above proposed single family detached dwellings. Mn/DOT requests the City of Rochester monitor the traffic impacts from these proposals for both City and Mn/DOT roadways.

You may contact Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777 with any questions you have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dale E. Maul'.

 Dale E. Maul
Planning Director

Mr. Varsoke stated that he could not see the well house from his property.

With no one else wishing to be heard, Mr. Staver closed the public hearing.

Ms. Wiesner moved to recommend approval of Type III, Phase III Change in Use of a Nonconforming Use Permit #02-61 by John Case with staff-recommended conditions. Ms. Petersson seconded the motion. The motion carried 8-0.

CONDITIONS:

1. Signage for the business shall be consistent with the signage allowed for an office use in the R-1 zoning district.
2. The applicant shall execute a Utility Connection Agreement with the City of Rochester Public Works Department. The Connection Agreement shall include the Owner's obligations related to substandard street reconstruction charges and pedestrian facilities along the entire frontage of the property abutting 55th Street NW.
3. Any outside storage of vehicles and/or equipment or supplies associated with the proposed use of this property, must be stored within a completely enclosed area with solid screening. The area delineated on the site plan adjacent to the well house shall be used, unless materials or equipment being stored raise concerns with contaminating the well. In that case, staff may approve another location with similar setbacks and screening.

General Development Plan #196 by Bamber Valley Development to be known as Bamber Valley Estates. The Plan incorporates approximately 59.13 acres of land to be developed with single family detached dwellings. The plan shows the property being served by both private and public roadways and a 7.09 acre private lake. The property is located along the north side of Salem Road SE and along the east side of Westhill Drive SE.

Mr. Staver explained that the applicant requested that item be continued to January 22, 2003.

Ms. Petersson moved to continue General Development Plan #196 by Bamber Valley Development to be known as Bamber Valley Estates to January 22, 2003. Ms. Rivas seconded the motion. The motion carried 8-0.

General Development Plan #197 by GP Development Inc. to be known as Fieldstone (formerly known as Flagstone). The Plan incorporates approximately 146 acres of land to be developed with single family detached dwellings. The plan shows the property being served by both private and public roadways and does provide an area for a public park. The property is located along the west side of 18th Avenue SW, north of the Hart Farm Subdivision and south of Institute Hills.

Ms. Mitzi A. Baker presented the staff report, dated January 2, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Ms. Rivas asked what the length of the cul-de-sac going to the west was, and what the maximum limit was.

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Ms. Baker responded that there weren't any specific length standards, but rather standards for the maximum amount of trips generated on an ending roadway.

Mr. Staver asked what the trip generation threshold was before adding a second access.

Ms. Baker responded 1,200 trips.

Discussion ensued regarding reduction of cul-de-sacs in the development.

Mr. Josh Johnson, of McGhie and Betts, Inc. addressed the Commission. He explained that GP Development consisted of Gene Peters. He explained that they had gone through several layouts and designs for the property. He explained that the goal in the design was to eliminate grading through drainage channels as much as possible. He stated that they wanted to preserve slopes and trees and tried to match the Hart Farm development style.

Mr. Johnson stated that he met with public agencies regarding 18th Avenue SW. He indicated that Mike Sheehan had approved access locations within the development where located.

Mr. Johnson explained that Public Works requested to reduce the number of cul-de-sacs to 6 and that the Rochester-Olmsted Planning Department recommends reducing the amount of cul-de-sacs to 8. He explained that he was not comfortable with reducing the amount of cul-de-sacs to 6 due to change in grading and loss of integrity in making those connections. He stated that they would look into pedestrian connections. He stated that the applicant would agree to reduce the amount of cul-de-sacs to 8, as recommended by the Rochester-Olmsted Planning Department staff.

Mr. Johnson explained that another benefit of having the amount of cul-de-sacs they proposed was due to phasing the development.

Ms. Rivas asked if a substantial land alteration permit would be needed if they removed too many cul-de-sacs.

Mr. Johnson responded possibly.

Ms. Rivas commented that the Fire Department did not make any comments with regard to the amount of cul-de-sacs. She asked the applicant if he would agree to reduce the amount of cul-de-sacs to 8.

The applicant, Mr. Gene Peters, of 3015 18th Avenue SW, Rochester MN, addressed the Commission. He responded he would agree to have at least 8 cul-de-sacs.

Discussion ensued regarding the amount of cul-de-sacs that should be allowed in the development.

Ms. Wiesner asked if the cul-de-sacs meet the turning radius standards for emergency vehicles.

Mr. Johnson responded yes. He explained that they have increased the size to have parking on one side.

Discussion ensued regarding phasing the development.

Mr. Haeussinger asked how many phases of the development could be served on the drainage basin attached to the Hartman Farm development.

Mr. Johnson discussed levels of phasing and showed the areas on the map.

Mr. Bill Tointon, of McGhie and Betts, Inc., stated that the stormwater management pond was sized appropriately for the area.

Mr. Haeussinger extensively discussed problems of stormwater ponds and the dangers of the way they are constructed.

Ms. Baker asked that, if the Commission had specific concerns with stormwater pond construction standards, they should draft a letter of their concerns and forward them to Public Works and the City Council. She explained that the Commission could not subject one development to different policies than apply to other developments.

Mr. Phil Green, of 3401 18th Avenue SW, Rochester MN, addressed the Commission. He expressed concern with the expense of connecting to city services. He stated that he had a large lot and that it does not fit in with the sizes of the other lots. He expressed concern that his lot will not have access to streets. He explained that 18th Avenue SW is a busy road, which is by his driveway.

Ms. Baker stated that it might be advantageous for Mr. Green to contact Public Works regarding the cost and timing requirements. She stated that she did not think the property would be annexed until he wanted it to be or it was completely surrounded. She also suggested that he speak with Mike Sheehan, County Engineer, regarding access on 18th Avenue SW.

Discussion ensued regarding opportunities for applicant for land swapping.

Mr. Peters explained that access would be provided to Mr. Green.

Ms. Sue Suter, of 3245 18th Avenue SW, Rochester MN, addressed the Commission. She expressed concern with traffic, considering all the new development in the area. She asked what she had to do to get a signal light put at an intersection.

Ms. Baker responded that there are certain levels of traffic that have to be met and spacing standards to rationalize a signal light. She suggested that Ms. Suter contact Charlie Reiter of the Rochester-Olmsted Planning Department, or Mike Sheehan, of the County Public Works Department.

Ms. Suter questioned if busses would go through the cul-de-sacs. Also, she questioned if the County Road would be taken over by the City.

Ms. Baker responded that she believed that school buses would go through the development. She indicated that she was unsure about the City Bus Line. She stated that she was unsure whether the City would obtain the roadway. She explained that it was something that was negotiated between the City and County.

Mr. Peters stated that there has been an ongoing discussion regarding 18th Avenue SW and what other roads in the County the City should take over. He stated that he was unsure when

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it would occur. However, it is his understanding that the County was looking at resurfacing the road next year.

With no one else wishing to be heard, Mr. Staver closed the public hearing.

Ms. Rivas moved to recommend approval of General Development Plan #197 by GP Development Inc. to be known as Fieldstone (formerly known as Flagstone) with the staff-recommended conditions and findings. Ms. Petersson seconded the motion. The motion carried 7-0, with Mr. Ohly abstaining.

CONDITIONS:

1. A REVISED General Development Plan shall be filed with the Planning Department, including the following revisions/modifications:
 - a) identify the proposed stormwater pond in the NW portion of the property
 - b) clarify the ownership of the future private open space by labeling it as " Private Open Space"
 - c) show private roads @ 28' width
 - d) provide access to exception parcels
 - e) minimize the number of cul-de-sac roads by eliminating at least two cul-de-sacs
 - f) provide an additional mid-bloc connection between the two cul-de-sac's located east of the open space and north of the east/west roadway connecting to 18th Ave. SW, OR connect the two cul-de-sacs to provide a through public road
 - g) the throat length of any cul-de-sac shall be a minimum of 50 feet in length.
2. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to; substandard street reconstruction charges and Transportation Improvement District charges, stormwater management, park dedication, pedestrian facilities, right-of-way dedication, dedication of controlled access, access and extension of utilities for adjacent properties, phasing of development and contributions for public infrastructure.
3. Stormwater management must be provided for this development. A significant portion of this property drains to lands that are not yet within the City corporate limits. On-site stormwater detention will be required for any areas of this development that would otherwise drain to Township lands. A voluntary Stormwater Management Fee will apply to all areas of this proposed development that do not drain to the proposed detention facilities, and are allowed to participate in the City's Storm Water Management Plan.
4. At the time of platting, controlled access will be required along the entire frontage of 18th Ave. SW, with the exception of the approved new public road accesses. Right turn and by-pass lanes will be required in the 18th Ave. right-of-way at the public road intersections. In addition, controlled access is required along the entire frontages of the public roadways abutting the portion of the development that is intended to be served with a private road system, with the exception of any approved private road

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access locations. Additional right-of-way will need to be dedicated at the time of platting to provide an estimated 50 feet from centerline, plus an additional 12 foot wide easement or right-of-way for pedestrian facilities. Dedication of additional right-of-way within the development may be required to accommodate traffic calming measures.

5. Pedestrian facilities are required along both sides of all new public roads, including the frontages abutting any publicly dedicated Outlots. In addition, a 10' wide bituminous path is required along the west right-of-way of 18th Ave. SW. Mid-block pedestrian connections must also be provided by the developer.
6. Parkland dedication shall be met via a combination of land and cash, per the December 27, 2002 memorandum from Rochester Park and Recreation.

OTHER BUSINESS:

1. As may be brought up with members

Mr. Staver explained that this was his last meeting as the Chair. He stated that Ms. Wiesner would assume the Chair position at the next meeting.

Mr. Staver stated that one thing he wanted to see happen in 2003 is a stormwater management plan.

Mr. Staver stated that, rather than having legal counsel at the Commission's meetings, he would rather have representation from the City Public Works Department. He strongly urged City Administration and Public Works to have representation at the Commission's meetings.

ADJOURN:

Motion made by Ms. Petersson to adjourn, seconded by Ms. Wiesner. Mr. Staver, Chair, adjourned the meeting at 9:38 p.m.

Respectfully Submitted:

Philip H. Wheeler, AICP

Ms. Lisa Wiesner, Chair

jlg